

**RECORDING REQUESTED
AND WHEN RECORDED RETURN TO:**

Jane Thomassen, Esquire
Palmer & Dodge LLP
One Beacon Street
Boston, Massachusetts 02108

NOTICE OF LEASE

Notice is hereby given, pursuant to the provision of Chapter 183, Section 4 of the Massachusetts General Laws, of the following Lease:

Lessor:

Audubon Hill North Condominium Association and Audubon Hill South Condominium Association

Lessee:

Town of Acton, Massachusetts, a Massachusetts municipal corporation

Date of Lease Execution:

November 1, 1993, as amended by a First Lease Amendment dated September 12, 2000

Description of Premises:

The building, known as the Smith-Cloonan Center for Town of Acton Seniors, along with a storage shed and the approximately 1.6 acres of land on which the Building is located, commonly known as the Town of Acton Senior Center, located in the Audubon Hill North and South Condominium, specifically identified as Lot E and numbered 50 Audubon Drive, which lot of land is located in the Town of Acton, Middlesex County, Massachusetts and described in a deed recorded with the Middlesex County Registry of Deeds in Book 24778, Page 383, together with all appurtenances thereto and fixtures thereon, including the parking lot.

Commencement Date and Term of Lease:

A period of ninety-nine (99) calendar years beginning on November 1, 1993.

Option to Extend:

The Lease may be extended for one (1) additional period of ninety-nine (99) years, subject to the terms and conditions of the Lease, as amended.

To the extent there is an inconsistency between the Lease, as amended, and the Notice of Lease, the Lease shall govern.

IN WITNESS WHEREOF, Lessor and Lessee have caused this Notice of Lease to be duly executed, under seal, by persons hereunto duly authorized, in multiple copies, each to be considered an original hereof, as of the 21 day of October, 2000.

Lessor:

AUDUBON HILL SOUTH CONDOMINIUM
ASSOCIATION

By: Walter S. Harrington
Name: WALTER S. HARRINGTON
Its: PRESIDENT
Hereunto duly authorized:

AUDUBON HILL NORTH CONDOMINIUM
ASSOCIATION

By: Walter S. Harrington
Name: WALTER S. HARRINGTON
Its: PRESIDENT
Hereunto duly authorized:

Lessee:

TOWN OF ACTON, MASSACHUSETTS

F. Dore Hunter
F. Dore Hunter, Chairman

Peter K. Ashton
Peter K. Ashton, Vice Chairman

William H. Shupert III
William H. Shupert III

Herman Kabakoff
Herman Kabakoff

Pamela Harting-Barat
Pamela Harting-Barat

Board of Selectmen
Town of Acton

COMMONWEALTH OF MASSACHUSETTS

Middleton, ss.10/31, 2000

Then personally appeared the above-named Walter Hargrave, Pres. of the Audubon Hill South Condominium Association, who acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said Audubon Hill South Condominium Association.

Christine M. Joyce
Notary Public
My Commission Expires: May 25, 2001

COMMONWEALTH OF MASSACHUSETTS

Middleton, ss.10/31, 2000

Then personally appeared the above-named S.K. Edmonds Pres. of the Audubon Hill North Condominium Association, who acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said Audubon Hill North Condominium Association.

Christine M. Joyce
Notary Public
My Commission Expires: May 25, 2001

COMMONWEALTH OF MASSACHUSETTS

Middleton, ss.11/5, 2000

Then personally appeared before me the foregoing, F. Dore Hunter, Peter K. Ashton, William H. Shupert III, Herman Kabakoff, and Pamela Harting-Barrat to me known to be the same persons who executed the foregoing instrument and acknowledged the same to be the free act and deed of the Board of Selectmen on behalf of the Town of Acton.

Christine M. Joyce
Christine M. Joyce
NOTARY PUBLIC
My commission exp. May 25, 2001